

**TO LET**



## **Marsh Box, Marsh Parade**

**2 Bedrooms, 1 Bathroom, Apartment**

**£900 pcm**



## Marsh Box, Marsh Parade

Apartment,  
2 bedroom, 1 bathroom

£900 pcm

Date available: Available Now

Deposit: £1,038

Furnished

Council Tax band: A

- Ground floor furnished flat
- Open plan lounge and kitchen
- 2 Bedrooms
- Bathroom
- Walking distance from town centre
- Council Tax Band A
- Close to the hospital

FURNISHED FLAT. Martin and co offer for rent this modern ground floor furnished apartment located within a short walk from Newcastle-Under-Lyme town centre as well as being within close proximity to the Royal Stoke University hospital. The apartment offers well planned accommodation comprising an open plan lounge and kitchen, 2 bedrooms and a bathroom. Please note there is no parking with the property. Please note furniture has been added since photos were taken

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		





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## Martin & Co Stoke on Trent

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# 01782 262880



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.